

**Minutes of an Extraordinary Meeting of the Parish Council held at The Memorial Hall,  
Salford Priors on Thursday 28<sup>th</sup> August 2014.**

**Present:** Councillors: K Littleford (Chairman), K James, M Muldowney, D Penn, J R Stedman and L Wright.

**Acting Clerk:** in the absence of a paid Clerk, Cllr Kim James took the unpaid role of Acting Clerk for the meeting. Minute references to “The Clerk” in these minutes relate to Cllr Kim James.

**Also in attendance:** Thirty eight members of the public.

**261. Apologies for absence:** The council accepted apologies from Councillor L Maude for business reasons.

Apologies had been received from District Councillors Daren Pemberton, Maurice Howse & Jonathon Spence and County Councillor Mike Brain.

**262. Register of Interests:** Members were reminded of the need to keep their register of interests up to date.

**Declaration of Interests:** Members were asked to disclose any disclosable pecuniary interests in items on the Agenda and their nature. Councillors with a disclosable pecuniary interest are required to leave the room for the relevant agenda item.

Members were asked to declare any other disclosable interests in items on the Agenda and their nature. – **No interests were declared.**

**263. Recording of the Meeting** – Councillor J Stedman proposed that in the interests of openness that the meeting be recorded, on being put to the vote the motion was carried unanimously.

**264. Presentation to the Council** – The Chairman moved that the meeting now be adjourned to allow Mr. Andrew Wilkins from Lone Star Land PLP and their Planning Consultants to address the Council with regard to a potential new housing development on land off School Road Salford Priors at Orchard Farm.

Mr. Andrew Wilkins of Lone Star Land PLP introduced himself and the two representatives that had been commissioned by his client Mycroft Perry the land owner for this project:

- Andrew Murphy      Stansgate Planning
- Oliver Spicer        Spicer Architects

Mr Wilkins then gave an overview of the current situation regarding the land in question setting out the prospective development scheme and his clients’ reasons for considering allocating this site for housing development of circa 40 houses, the area is approximately 12 hectares,

Mr Wilkins stated that to avoid any confusion from the outset the proposed site will not form any part of the proposed Bloor Homes application and to ensure it never will his client is prepared to offer the Parish Council a ransom strip of land on the site’s boundary to ensure complete separation.

Mr. Murphy of Stansgate Planning set out the planning objectives for the site the relationship of the application with the Stratford on Avon Draft Core Strategy, that this site would be proposed for inclusion in the Site Allocations Plan, the site's sustainability to deliver 40 dwellings. There are no landscape planning designations attached to the site.

Mr. Spicer Architect- used presentation boards to address the landscape and visual constraints of the site, its setting and assessed the landscape character, the topography, the visibility of the site from various vantage points locally and a development design in the form of a crescent.

There is a single Tree Preservation Order on a specimen tree (Scots Pine) which will be retained, the site can deliver wide ranging community benefits safe routes to school, sports pitches included within 25 acres of community open space and 40% green infrastructure.

The site lies within the Avon and Arrow Terraces landscape character area – a predominantly flat large scale rural landscape.

**The Masterplan** for the site shows an indicative development of up to 40 dwellings comprising of detached, semi-detached houses and bungalows ranging from 2-5 bedrooms.

There will be 35% affordable housing within the site.

The layout has been designed with the intention of providing a village green, sports provision tennis courts, cricket ground, cycle ways, wildflower grassland and orchard trees.

**Design Objectives** – to create a place where people want to live, to deliver a diverse mix of dwelling types to create an active and balanced community in a sustainable location.

The Chairman then asked if there were any questions from the floor of the meeting, with several residents asking questions. The synopsis of the questions is as detailed.

| Question   | Answer   |
|--|--|
| This development of 40 houses what format styles of dwellings will be built? | The development will consist of a wide range of styles suitable for a rural location 3/5 bedrooms, Family Homes & Bungalows sensitive designs with a garden depth of some 25 metres on average.  |
| What is the housing density of the site?                                     | We would anticipate a density of 11 to 12 units this is a very low density and reflects the commitment for sensitivity and good design.  |
| Why do we need more houses?  | Housing should be directed to brown field sites however this avenue has been exhausted the District has to deliver housing sites, Salford Priors has been identified as a Local Service Village capable of meeting some development of between 51 to 75 units within the proposed draft Core Strategy. |

| Question  | Answer  |
|---|---|
| When are you going to submit a planning application?  | We hope to be in a position to submit an outline planning application in October.   |
| Why use good quality agricultural land it is Grade 2 why not use lower grade quality land?  | The site is socially inclusive avoids children walking along narrow pavements to get to the school, shop and playing field it's in a central location, where lower quality land does not exist then it is permissible to use higher grades to meet the unmet housing needs of the district. |
| What Benefit does this site it bring to the village?  | The site is capable of meeting Salford Priors housing needs. It will provide a range of affordable homes to meet the needs of local families and people moving into the area to work. It has scope to deliver community benefits in the areas of sport and recreation.                      |
| Where will all the cars park what allowance has been made for visitors?   | The car parking meets the District Council's car parking standards.   |
| What about the HGV Traffic using Orchard Farm?  | The existing access will remain, the housing development will be served by a new access off School Road.  |
| The development of 4 to 5 bedroom houses will be high value homes not in the range of young local families?   | The development will consist of a wide range of styles and with a market value to meet the expected demographics of the area.   |
| Would your client be prepared to consider expanding the Public Rights of Way Network on his land for example creating a link from opposite the village Post Office to PF AL6? | A request would have to be considered by the Land Owner it's not a matter for discussion this evening.  |
| Will you provide and build the Community Hall / Pavilion and the sports facilities like the tennis court?   | No we would make available the land to the Parish Council, it will then be up to the council and the community to fund and development the sporting facilities.   |

There being no other questions the Chairman thanked the representatives of Mr Mycroft Perry for their attendance, informative and comprehensive presentation and for answering resident's questions.

**265. Adjournment of Meeting** - The Chairman adjourned the meeting at 8:10pm to allow members of the public to leave.

**Meeting reconvened at 8:30pm**

**264. Exclusion of the Public**

The Chairman to move “That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public and press be temporarily excluded and they are instructed to withdraw” **The motion was carried.**

**265. Staffing Matters**

- a) To receive a progress report on the employment probation period of the Clerk & Responsible Financial Officer to the Council Mr. Sean Arble from the Staffing Consultation Group. Cllr. James distributed the group’s report and took members through the assessment and the conclusions reached. Following discussion the Council agreed to note the findings and place on file.
- b) The Chairman informed the meeting that Mr. Arble had tendered his resignation as Clerk by e-mail giving seven days’ notice. The Council agreed to accept the notice of resignation with immediate effect.
- c) The Council agreed that Cllr. James would assume the responsibility of Acting Clerk with immediate effect until such time of the appointment of a Full Time Clerk, Cllr. Stedman would continue as Acting Responsible Financial Officer.

**266. Closure of Meeting**

The Chairman closed the meeting at 21:05 hours.

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_